



10 AUBRETIA DRIVE SCUNTHORPE, DN17 2GA

£385,000
FREEHOLD

Spacious Four-Bedroom Family Home at the Bottom of a Peaceful Cul-de-Sac – Chain-Free

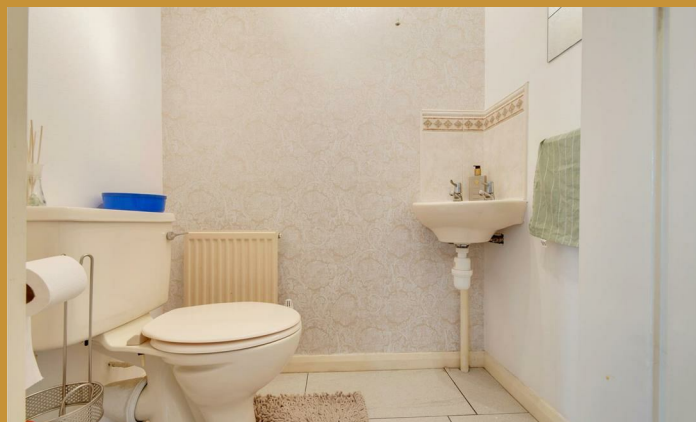
Tucked away at the end of a quiet cul-de-sac, this generously proportioned four-bedroom, three-bathroom family home offers superb space, flexibility, and potential.



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10 AUBRETIA DRIVE



DESCRIPTION

Downstairs, the layout is ideal for modern family life, featuring a dedicated home office, formal dining room, a bright and comfortable living room, and an impressive open-plan kitchen, dining, and family room. There's also a practical utility room and a convenient downstairs WC.

Outside, the property benefits from a double garage, off-road parking for up to three vehicles, and wrap-around gardens to the rear — perfect for both relaxing and entertaining.

This is a fantastic opportunity to settle into a great location and make your own mark on a spacious, well-laid-out home. Offered chain-free for a smoother, hassle-free purchase.

ENTRANCE HALLWAY

Accessed through a composite door with full height opaque windows to each side, stairs to the first floor with under stairs storage, cloak room and a radiator leading into:-

LIVING ROOM

With uPVC French doors to rear aspect, radiator X 2 and a feature fire.

DINING ROOM

With uPVC double glazed windows X 2 to front aspect and a radiator.

HOME OFFICE

Light to ceiling, uPVC double glazed window to front aspect and radiator

DOWNSTAIRS WC

With WC, hand wash basin and a radiator.

KITCHEN - DINER/FAMILY ROOM

With a uPVC double glazed window to side aspect,

range of wall and base units with granite worktops, stainless steel sink, space for a dishwasher, eye level electric fan assisted oven and grill, gas hob with extractor fan leading into dining area with space for a six seater table, American style fridge/freezer and a radiator having uPVC French doors and uPVC window to rear aspect.

UTILITY

With a timber door to side aspect, space for a washing machine and a dryer having storage cupboards.

FIRST FLOOR LANDING

With a storage cupboard and a radiator.

MASTER BEDROOM

With uPVC double glazed windows X 2 to front aspect and a radiator.

MASTER WALK IN WARDROBE

With a uPVC double glazed window to rear aspect, bank of built in wardrobes and a radiator.

MASTER EN-SUITE

With an opaque uPVC double glazed window, WC, hand wash basin, walk in shower, chrome towel heater.

BEDROOM TWO

With a uPVC double glazed window to rear aspect, radiator, built in wardrobe leading into:-

BEDROOM TWO EN-SUITE

With a WC, cubicle shower, hand wash basin and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect, radiator and built in wardrobes.

BEDROOM FOUR

With uPVC double glazed windows X 2 to front aspect, radiator and built in wardrobes.

FAMILY BATHROOM

Light to ceiling, uPVC double glazed window, panelled bath. shower cubical, hand wash basin and low flush WC

EXTERNALLY

The front of the property has a tarmac driveway providing off street parking for several vehicles and leads to the detached double garage. The rear and side garden is fully enclosed with timber fencing, laid to lawn with a patio area and pergola with seating area.

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ADDITIONAL INFORMATION

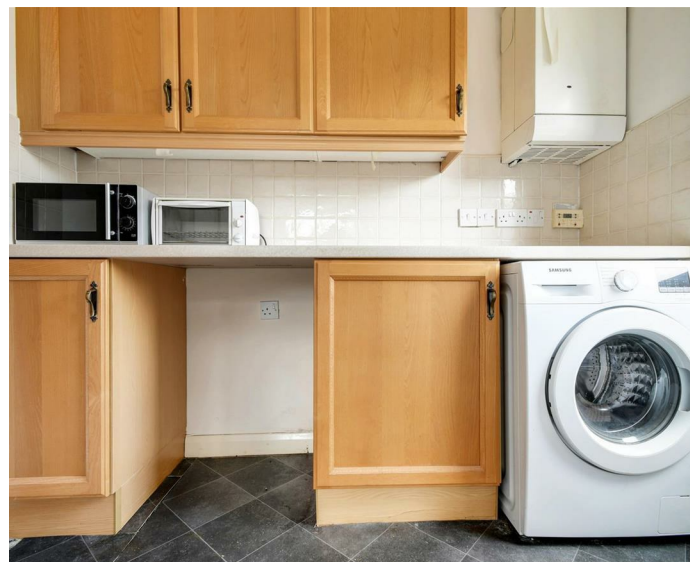
Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

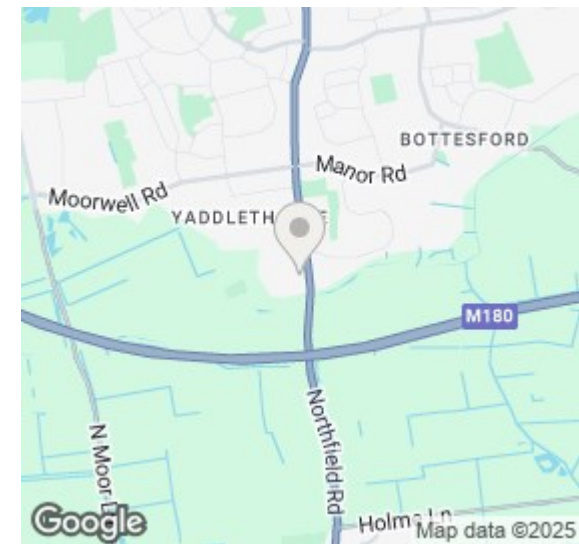
Floor Area – 1755.00 sq ft

Tenure – Freehold





Total area: approx. 162.2 sq. metres (1746.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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